10 THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

setback of 35' both in lieu of the required 50'

I, or we, leroy & Cheryl Ketring legal owner\_Sof the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to permit a setback of hereby petition for a Variance from Section\_1404\_3.B.3 to petition for a Variance from Section\_1404\_3.B.3 to petition\_1404\_3.B.3 to petition\_1404 centerline of the street in lieu of the required 75' and a side and rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

following reasons: (indicate hardship or practical difficulty)

A 50 foot set back plus the depth of the house (26') would allow for a rear yard of approximately 40 foot, where as a 75 foot set back plus the depth of the house would cause the practical difficulty of a 14 foot rear yard.

Lot has been existing for over 50 years and it is not deep enough to construct a dwelling without obtaining variances. In addition, the property immediately adjoining the subject property was granted a similar Variance request (Case #73-133-A).

For other reasons to be discussed at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

loward Vincent Parker Eval Jane Parker Goodragt purchaser 94 Vincent Road\_ White Marsh, Maryland 21162

CONTRACT PURCHASER Legal Owner 9418 Bale

Petitioner's Attorney

19\$80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

\_A\_\_\_M.

3

Protestant's Attorney

RE: PETITION FOR VARIANCES E/S of Pfeffers Rd., 235'

N of Philadelphia Rd., 11th District OF BALTIMORE COUNTY

LEROY KEHRING, et ux, Petitioners : Case No. 80-175-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, The by enter my appearance in this proceeding. You are requested to not ify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

: BEFORE THE ZONING COMMISSIONER

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. LeRoy Kehring, 9618 Baron Place, Baltimore, Maryland 21237, Petitioners.

John W. Hessian, III

RE PETITION FOR VARIANCES E/S of Pfeffers Rd., 235' N of

Philadelphia Rd. - 11th Election

: BEFORE THE DEPUTY ZONING

Leroy Kehring, et ux - Petitioners : COMMISSIONER NO. 80-175-A (Item No. 115)

: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as the result of a Petition for Variances to permit a setback of 45 feet to the center line of the street in lieu of the required 75 feet and side and rear yard setbacks of 35 feet both in lieu of the required 50 feet. The subject property is presently vacant and is zoned R.C.5.

At the onset of the hearing, it was established that Mr. & Mrs. Leroy Kehring had signed the Petition forms as legal owners, whereas, in fact, they were the contract purchasers. Subsequently, the forms were corrected t properly identify the legal owners.

Testimony offered in behalf of the Petitioners indicated that the subject property was subdivided in 1925 and, as such, has an unusual shape. Problems were encountered when it became necessary to relocate the septic tank for the proposed dwelling on the south side of the property.

Testimony presented by the protestant, Mr. Charles C. Funk, Jr., indicated that there were septic and water problems on the adjacent property and that he was fearful of possible water run-off onto his property.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested will not adversely affect the health, safety, and general welfare of the community.

Therefore, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the herein Petition for Variances to permit a setback of 45 feet to the center line of the street in lieu of the required 75 feet and side and rear yard setbacks of 35 feet both in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of

a site plan by the Department of Public Works and the Office of Planning and

REC

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ORD

VO

Zoning.

Baltimore County Dept. of Permits & Licenses County Office Building Towson, Maryland 21204

RE: Approx. 0.8 acres on Pfeiffer Road & Rt. #7 11th Election District E/S of Pfeffer Road-235' N of Philadelphia Road Petitioners for Variances-Leroy Kehring, et ux

Dear Sirs:

We, the undersigned, do hereby request that a building permit application be processed by Baltimore County for the above referenced property even though we understand that an appeal could arise during the 30 day period for variance petitioning requested by us also.

We agree to hold Baltimore County harmless should such an appeal arise after the building permit application has been or is being processed.

LEROY KEHRING - PURCHASER OF PROPERTY

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Leroy Kebring 9613 Baron Place Baltimore, Maryland 21237

BALTIMORE COUNTY CFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this \_\_\_\_\_\_ 16th \_\_\_\_\_ day 

> Many; WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Leroy Kehring, et ux Petitioner's Attorney

Reviewed by: fieroto f. Commodani
Nicholas B. Commodani

Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Engineering

Mr. & Mrs. Leroy Kebring 9618 Baron Place Baltimore, Maryland 21237

Nicholas B. Commodari Chairman

MEMBERS

RE: Item No. 115 Petitioner-Leroy Kehring, et ux Variance Petition

Dear Mr. & Mrs. Kehring:

Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans State Roads Commission submitted with the above referenced petition. The following comments Bureau of are not intended to indicate the appropriateness of the zoning action Fire Prevention requested, but to assure that all parties are made aware of plans or Health Department problems with regard to the development plans that may have a bearing Project Planning on this case. The Director of Planning may file a written report with Building Department the Zoning Commissioner with recommendations as to the suitability Board of Education of the requested zoning. Zoning Administration

> Because of your proposal to construct a dwelling on this currently vacant, R.C. 5 zoned property, these Variances for setbacks are required. It should be noted that a similar Variance request was granted for the property immediately adjacent to the south and located on the northeast corner of Pieffers Road and Route 7 as a result of Case No. 73-133-A.

> Particular attention should be afforded to the comments of the Bureau of Engineering, concerning the widening of Pfeffers Road, and the comments of the Health Department.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate. will be forwarded to you in the near future.



cc: J. Somer QQ-SW Key Sheet 45 & 46 NE 42 & 43 Pos. Sheets NE 12 K Topo 64 Tax Map

January 16, 1980

Mr. William E. Hammond Zoning Commissioner . County Office Building Towson, Maryland 21204

> Re: Item 115 (1979-1980) Property Owner: Leroy and Cheryl Kehring E/S Pfeffer Rd. 235' N. Philadelphia Rd. Existing Zoning: RC 5 Proposed Zoning: Variance to permit a setback of 45' to the center of the street in lieu of the required 75' and a side and rear setback of 35' in lieu of the required

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Acres: 0.63 District: 11th

## Highways:

Pfeffer Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

# Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

#### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W-17B and S-17B, as amended, respectively indicate Planned Service in 11 to 30 years.

END: EAM: FWR: SS



PAUL H. REINCKE CHIEF

January 23, 1980

ZONING:

LOCATION:

DATE & TIME:

Zoning Department

Towson, Maryland

Very truly yours,

ELLSWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Leroy and Cheryl Kehring

Location:

E/S Pfeffers Road. 235' N Philadelphia Road

Item No:

Zoning Agenda: Meeting of 12/11/79

# Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_
- EXCEEDS the maximum allowed by the Fire Department.
- ( ) L. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- 7 ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Alonge M Weigana REVIEWER Cart. One of felly 1-23-80 Approved: Fire Prevention Bureat Special Inspection Division



JOHN D. TEYFFERT DIRECTOR

February 15, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zonii g Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #115, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

Property Owner: Leroy & Cherly Kehring Location: E/S Pfeffers Road 235' N. Philadelphia Road Existing Zoning RC-5 Proposed Zoning: Variance to permit a setback of 45' to the center of the street in lieu of the required 75' and a side and rear setback of 35' in lieu of the required 50'. Acres: 0.63 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

PETITION FOR VARIANCE

11th District

East side of Pfeffers Road, 235 feet North of Philadelphia Road

Petition for Variance for side and rear yard setbacks

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

Petition for Variance to permit a setback of 45 feet to the centerline of the street in lieu of the required

75 feet and a side and rear yard setback of 35 feet

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Being the property of Leroy Kehring, et ux, as shown on plat plan filed with the

BY ORDER OF

WILLIAM E. HANMOND ZONING COMMISSIONER

OF LALTIMORE COUNTY

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Thursday, March 6, 1980 at 9:30 A.M.

both in lieu of the required 50 feet

All that parcel of land in the Eleventh District of Baltimore County

Regulations of Baltimor County, will hold a public hearing:

Maryland

The Zoning Regulation to be excepted as follows:

Hearing Date: Thursday, March 6, 1980 at 9:30 A.M.

Section 1A04.3.B.3 - Building setbacks

Very truly yours,

Planner III Project and Development Planning

MSF/mjm

baltimore county department of traffic engineering TOWSON, MARYLAND 21204 STEPHEN E. COLLINS DIRECTOR

February 12, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Number 9 110, 112, 114, 115, and 116.

Broke to the transfer of the control of the control

Very truly yours,

Michael S. Flanigan Engineering Associate II

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

The state of the s

Dear Mr. Hammond:

Comments on Item #115, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

> Property Owner: Leroy & Cheryl Kehring Location:

E/S Pfeffers Rd. 235' N Philadelphia Rd. Existing Zoning: R.C. 5

Proposed Zoning: Variance to permit a setback of 45' to the

center of the street in lieu of the required 75' and a side and rear setback of 35' in

lieu of the required 501.

Acres: District: 11 th

The proposed dwelling will be served by a private well and sewage disposal system. Soil percolation tests have been conducted; however, additional tests will be required prior to application for a water well or building permit.

Prior to approval of a building permit, a water well must be drilled to comply with all well regulations and policies as set forth by Baltimore County Department of Health, and State of Maryland Department of Mental Health and Hygiene. The potability of the water must be verified by a water sample prior to approval of occupancy.

Very truly yours,

(torned) Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth&

BATIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

February 14, 1980

John D. Seyffert, Director Office of Planning and Zoning

SUBJECT\_\_Petition No. 80-175A | Item!15

Petition for Variance for side and rear yard setbacks East side of Pfeffers Road, 235 feet North of Philadelphia Road Petitioner - Leroy Kehring, et ux

Eleventh District

HEARING: Thursday, March 6, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

Mr. & Mrs. Leroy Kehrin Baltimore, Maryland 21237

NOTICE OF HEARING

RE: Petition for Variance - E/S of Pfeffers Road, 235' N of Philadelphia Road Case No. 80-175-A

Ξ:	:			9	Į	30	)	1.	.)
		_							

Thursday, March 6, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEARE AVENUE,

TOWSON, MARYLAND

EALTIMORE COUNTY

WILLIAM E. HAMMOND ZONING COMMISSIONER.

February 22, 1980

Mr. & Mrs. Leroy Kehring 9618 Baron Place Baltimore, Maryland 21237

> RE: Petition for Variance - E/S Pfeffers Rd., 235' N Philadelphia Road -Case No. 89-17-A

Dear Sir:

is due for

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

94 Vincent Road

RE: Petition for Variances E/S of Pfeffers Rd., 235' N of District NO. 80-175-A (Item No. 115)

Dear Mr. & Mrs. Parker:

accordance with the attached.

Very truly yours,

JMHJ/mc

Attachments

cc: Mr. & Mrs. Leroy Kehring 9618 Baron Road Baltimore, Maryland 21237

> John W. Hessian, III, Esquire People's Counsel

Mr. Charles C. Funk, Jr. 12110 Philadelphia Road Baltimore, Maryland 21021 VARIANCE DESCRIPTION

Located on the east side of Pfeffer Rord approximately 235' north of the centerline of Philadelphia Road and running north 73°46' east 109.83', thence running north 15°34' west 184', thence north 59° west 176' thence south 18° east 316' to the place of beginning.

30-115-1

 $\circ$ -(Q)

∞ *∕″* ∞ Σν

Date of Posting

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District\_\_\_\_

Previous case:

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building lowson, Maryland 21204

> RE: Case No. 80-175-A Building Permit Application No. 27640 //北 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

391-4853

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

June 19, 1980

Caddie Homes 2230 Conowingo Road Bel Air, Maryland 21014

Re. Lot on E.S. Pfeiffer Rd. located 235° N. of Phila. Rd. Attn: Bill Ray in the 11th Election Dist.

## Gentlemen:

We, the present owners of subject property, do hereby grant to you permission and approval to do all that is necessary and required in order to make application for a building permit on subject lot.

Sincerely,

( The second sec	BALTIMORE COURT OFFICE OF PLANNING & ZONING TOVSON, MARYEAND 21204 494-3353
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NO LAW E HIMMOND AWAYA KOMMASKONER

June 13, 1980

Mr. & Mrs. Howard Vincent Parker White Marsh, Maryland 21162

> Philadelphia Rd. - 11th Election Leroy Kehring, et ux - Petitioners

I have this date passed my Order in the above captioned matter in

JÉAN M.H. JUNG

Deputy Zoning Commissioner

PETITION	MAPPING			<b>PROGRESS</b>			SHEET			
	Wall Map O		Orig	inal	Duplicate		Tracing		200 Sheet	
FUNCTION	date by	by		by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	1				ed Pla		or des	cript	ion	Yes

BALTIMORE COUNTY	OFFICE OF PLANNING & ZONING
lll W Towso	y Office Building . Chesapeake Avenue on, Maryland 21204
our Petition has been received thi	s day of 77.*  Received: Check
	Cash Other
#-115	Selling E St
Petitioner Kehring	William E. Hammond, Zoning Commissioner Submitted by 10 Lenni
Petitioner's Attorner	Reviewed by

hearing:

Petition for Variance to permit a setback of 45 feet to the centerline of the street in lieu of the required 75 feet and a side and rear yard setback of 35 feet both in lieu of the required 50 feet. The Zoning Regulation to be excepted as follows:
Section 1A04.3.B.3 — Building setbacks
All that purcel of land in the Eleventh District of Baitimore County County

Located on the east side of Pfetfer Road approximately 235 north
of the centerline of Philadelphia
Road and running north 73° 46° east
199.83°, thence running north 15° 34'
west 184, thence north 59° west 176'
thence south 18° east 316' to the
place of beginning.

Being the property of Leroy Kehring ,et ux, as shown on plat plan
filed with the Zoning Department
Hearing Date: Thursday, March
6, 1980 at 9:30° A.M.

[Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 14.

 $\sigma$ 

PETITION FOR VARIANCE

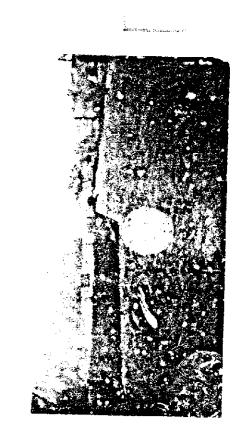
ZONING: Petition for Variance for side and rear yard setbacks
LOCATION: East side of Pfeffers Road, 235 feet North of Philadelphia Road
DATE & TIME: Thursday, March 6, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-fimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

TOWSON, MD., Cebruary 14....., 19.20 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in teach of-one-time-----successive weeks before the\_\_\_\_th-----day of \_\_\_\_\_, 1983\_\_, the first publication appearing on the \_\_\_\_\_\_\_ay of perfections.

Cost of Advertisement, \$\_





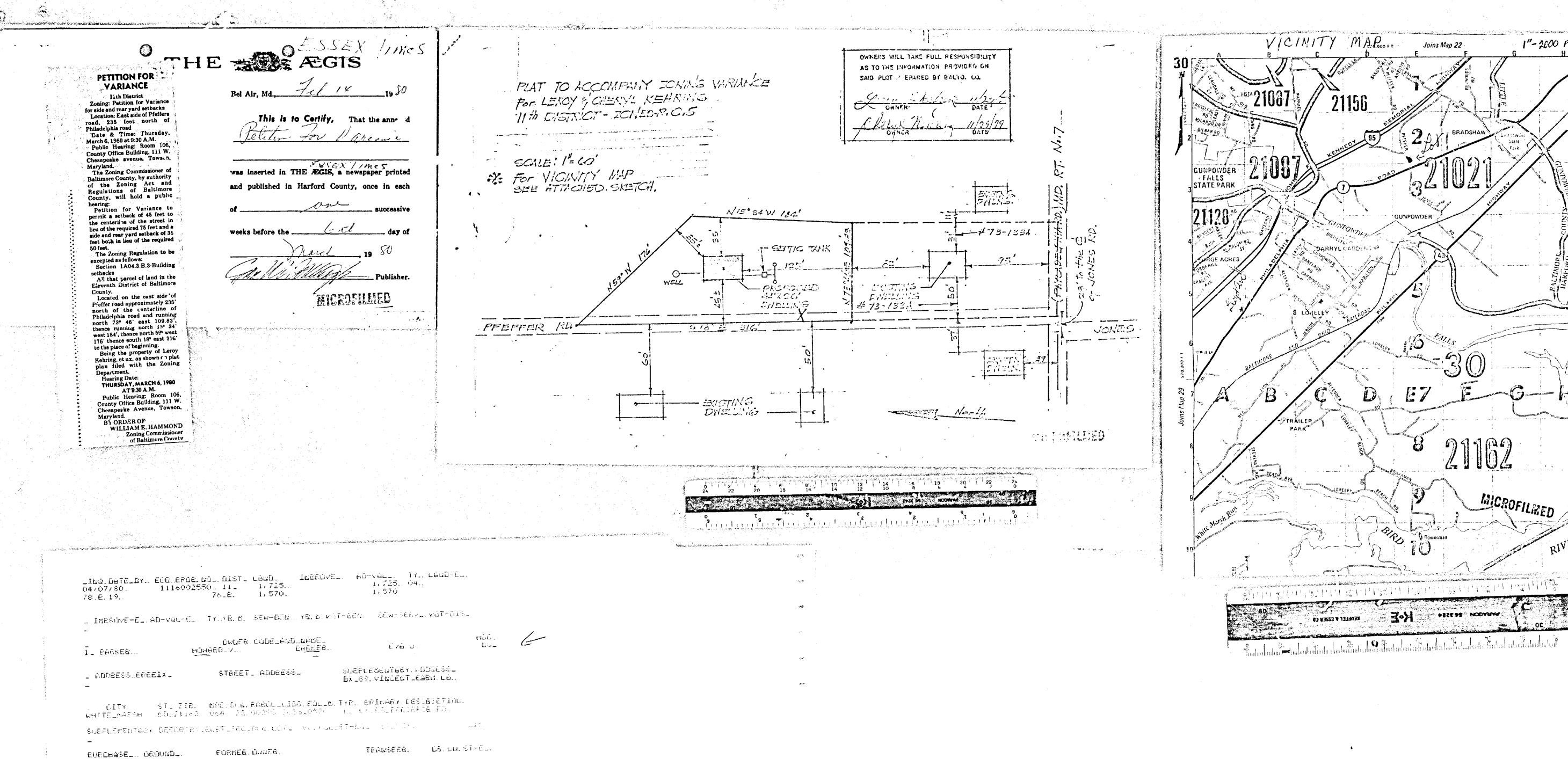


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